

TAUNTON PLANNING BOARD

AGENDA

NOVEMBER 3, 2016 AT 5:30 P.M.

(To be held at the Maxham School, 14 Oak St, Taunton, Ma)

CONVENE:

NEW BUSINESS:

Accept Minutes of October 6, 2016

Public Hearing - Proposed Zoning Map Amendment - To re-zone 1925 Bay Street (Map 14-Lot 19) from Suburban Residential to Business District. Submitted by James Tonry, 1925 Bay Street, Taunton, Ma.

Public Hearing- Form J – 4 Prospect Hill Street – Waiver of frontage Requirements – submitted by John Slater

Site Plan Review – 30 Mozzone Blvd. - for a Registered Medicinal Marijuana Dispensary and Cultivation Facility in an Industrial District, submitted by Commonwealth Alternative Care Inc., owned by Daniel DaRosa, Trustee of 30 Mozzone Boulevard 2013 Realty Trust.

Special Permit – 30 Mozzone Blvd. - for a Registered Medicinal Marijuana Dispensary and Cultivation Facility in an Industrial District, submitted by Commonwealth Alternative Care Inc., owned by Daniel DaRosa, Trustee of 30 Mozzone Boulevard 2013 Realty Trust. Need to forward a recommendation to Municipal Council

Communication from Office of Economic and Community Dev. – informing that they are issuing an RPF on 10-17-16 – that will solicit proposals for comprehensive Master Plan.

OLD BUSINESS

Cont'd. Public Meeting - Ben Street – Roadway Improvement - proposal is to improve 191 feet of roadway at a width of 128 feet for 2 residential lots.

Informational Purposes - Communication from The Commonwealth of Massachusetts – Historical Commission – M.M. Rhodes & Sons was accepted by the Nat'l Park Service for listing in the Nat'l Register of Historic Places.

E-5 – Myles Standish Ind. Park – Phase V – DEVER DRIVE – Request to release ALL SURETY - t – (holding \$18,000 Mylar Deposit & performance bond in the amount of \$3,883,561.60) owned by Taunton Dev. Corp/Mass.Dev.

River Pines – Update on completion

Approved Form A Lots (informational purposes)

| <u>Name</u> | <u>Address</u> | <u># of Lots</u> | <u>Date approved</u> |
|-------------|----------------|------------------|----------------------|
|-------------|----------------|------------------|----------------------|

Surrounding Town public meetings – (Informational purposes only)

Dighton ZBA – 10-19-16 – Kenneth Souza – 1909 Maple St. – SP to allow a ground mounted solar array –

Easton ZBA – Pratola LLC d/b/a Corfina – 285 Washington St. – SP for outdoor patio for food and beverage service for restaurant.

Rehoboth P.B. – 10-19-16 – Site plan approval for 20’ x 40’ commercial garage – 14 Winthrop Street.

Middleboro P.B. – 10-25-16 – Retreat Lot Special Permit Plan – Benson St. – B & T Realty Trust

Easton ZBA – Notice of Appeal – Denied – Willow Farm Realty LLC,- 101 Norton Ave.

Easton ZBA – Notice of Decision – Variance granted – Willow Farm Realty LLC – 101 Norton Ave.

Berkley P.B.- 11-10-16 – Proposed Article Changes – amend section 13-2 –(b) amend Accessory dwelling units – shall not exceed 900 sq. ft. or 50% of the living space of main dwelling.

Norton ZBA – 11-15-16 – Robert Gray – 138 Pine St. – new 750 sq. ft. in-law .

Norton ZBA – 11-15-16 – William Seaver – 5 Furnace Pond Way –raze existing steps and construct new 938 sq. ft. garage with an above room.

Norton ZBA – 6 Patten Rd. – Thomas Powers –raze an existing deck and construct new 284 sq. ft. addition.

Norton ZBA – 9 Perry St. – Lynne Kelley – variance for building coverage, frontage, side setback and lot area.

Norton ZBA – 92 South St.- Wayne Hallgren – new 1,288 sq. ft. single family dwelling on a pre-existing non-conforming lot.

Norton ZBA – 11-15-16 – 15 South St. – Eco-Site & T-Mobile Northeast – new 125’ monopole and install 6 wireless communication antennas & 1 dish antenna.

Norton ZBA – 12-5-16 – Ron & Patricia Wedge – 1 Reinhard Dr. – construct 26’ x 24’ addition to pre-existing non-conforming house with 32’4” side setback (instead of 35’)